



Bracondale, Norwich, NR1 2AT

welcome to

Bracondale, Norwich

THIS STUNNING THREE BEDROOM, HALL ENTRANCE GEORGIAN TERRACE PROPERTY is situated in the popular NR1 postcode, just a short walk from Norwich city centre that is being sold with the added benefit of NO ONWARD CHAIN!! ** Viewings are highly recommended to fully appreciate this Georgian property!!! **



Entrance Hall

Door to front, tiled flooring and radiator.

Lounge

13' 10" x 11' 9" (4.22m x 3.58m)

Sash window to front, wooden flooring, radiator and open fire.

Dining Room

12' 1" x 11' 10" (3.68m x 3.61m)

Sash window to rear, radiator and original fire.

Third Reception Room

12' x 8' 2" (3.66m x 2.49m)

Window to side, carpeted floor and radiator.

Kitchen

12' 10" x 8' 2" (3.91m x 2.49m)

Two double glazed window to rear, tiled flooring, sink, integrated washing machine, wall base units, work surfaces, gas oven, gas hob, extractor fan and door to garden.

Basement

Basement Reception Room

12' 7" x 11' 9" (3.84m x 3.58m)

Window to front, tiled flooring, radiator, boiler and walk in wardrobe.

First Floor Landing

Airing cupboard, wooden flooring and loft access.

Bedroom One

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed window to front, carpeted floor, original fire and storage cupboard.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Window to rear, radiator, original fire and storage cupboard.

Bedroom Three

9' 3" x 6' 11" (2.82m x 2.11m)

Window to front, radiator and carpeted floor.

Bathroom

Window to side, stainless glass window, bidet, wash hand basin, W/C, tiled flooring with underfloor heating and shower cubicle.

Exterior

To the front, there's a path to front door with lawned area and mature shrubs.

To the rear, there's a fully enclosed well landscaped garden with path, lawned area, mature flowerbeds, shrubs, outside toilet and brick storage.



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Bracondale, Norwich

- NO ONWARD CHAIN
- Grade II listed building in a conservation area
- 17 ft garage
- Well landscaped enclosed garden
- Walking distance to the city centre and train station

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140457 - 0008

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